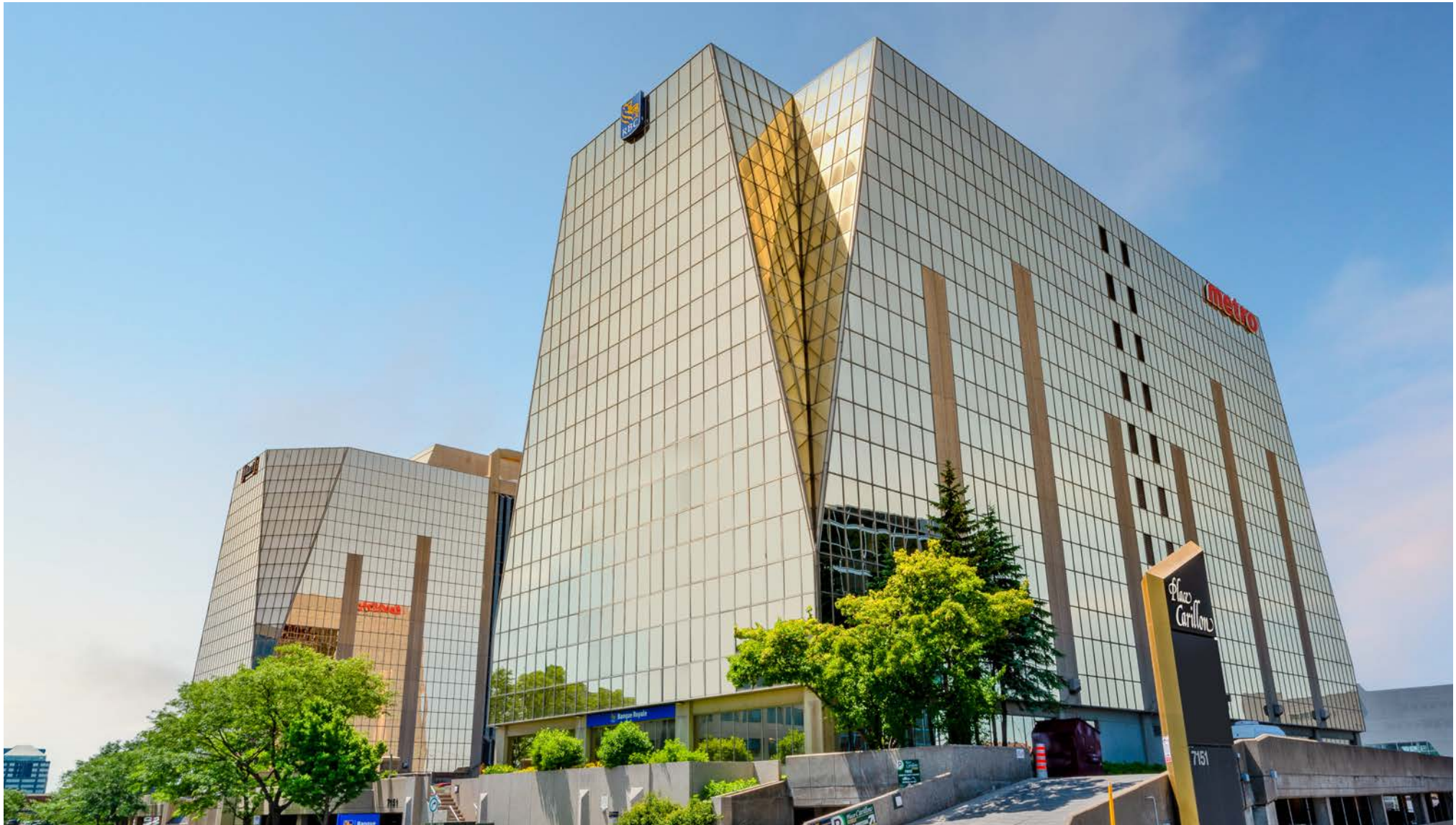


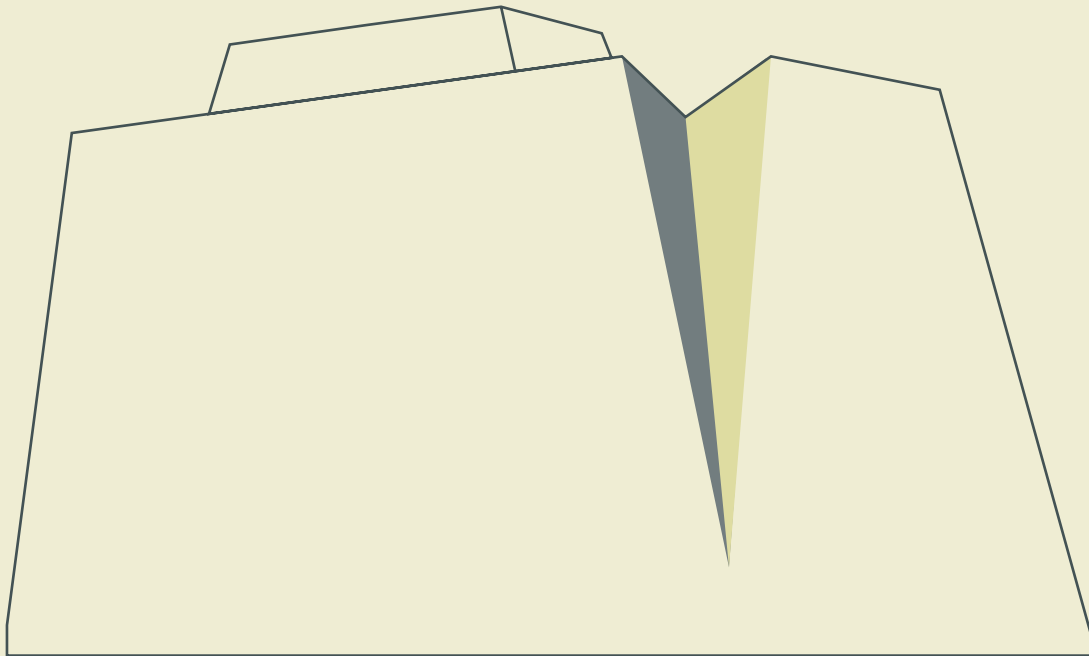
# PLACE CARILLON I & II

7151 Jean-Talon E. Place Carillon I | 7101 Jean-Talon E. Place Carillon II



# PLACE CARILLON I

Floors	Suite	Size (sq. ft.)	Condition
1	112	1,218	Retail
2	204	9,800	Base Building
2	212	5,404	Base Building
6	600	7,190	Base Building
6	608	3,755	Built-out
8	808	5,931	Built-out
10	1000	15,041	Base Building



## Multi-tenant

Opportunity

### Upgrades



Elevator modernization



Washroom renovation



LED lighting



New rooftop generator (2024)



Brand new Vélo-Vestiaire

### Highlights



Penthouse available



Ample multilevel parking available  
Ratio 3:1000 sq. ft.



Royal Bank on ground floor

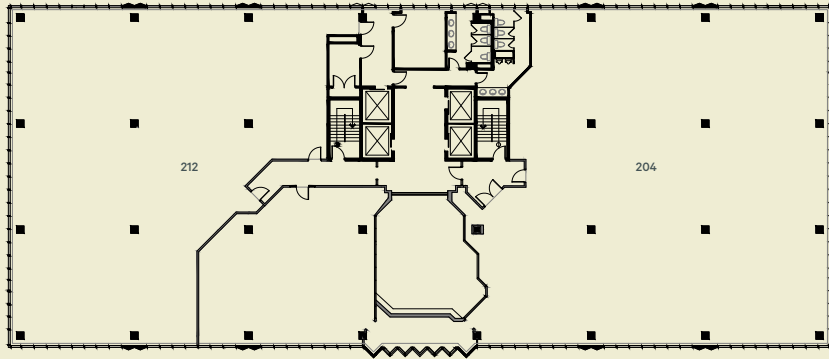
### Rental details

Net rent	Please contact leasing agent
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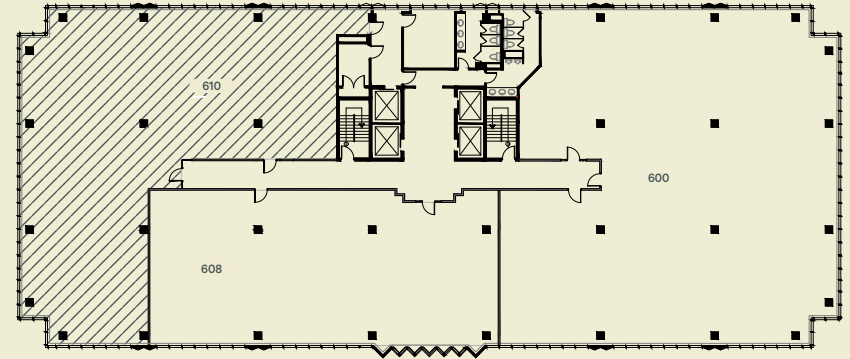
Additional rent	\$20.08 (2024 est.)
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Cleaning & electricity	Included
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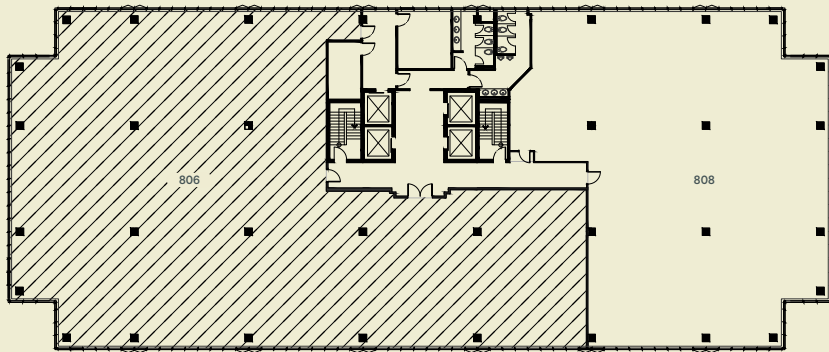
# FLOOR PLANS



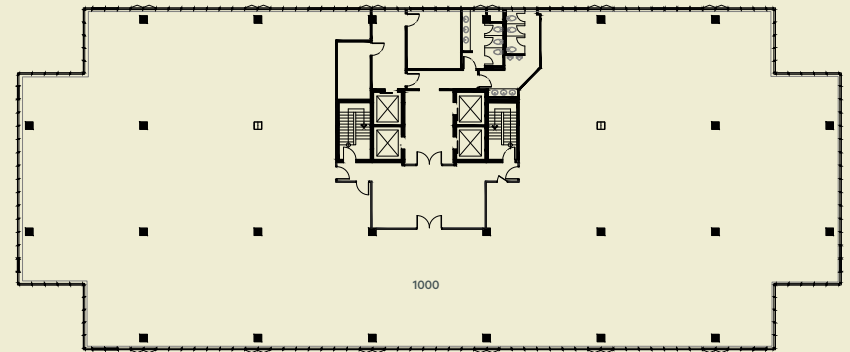
FLOOR 2



FLOOR 6



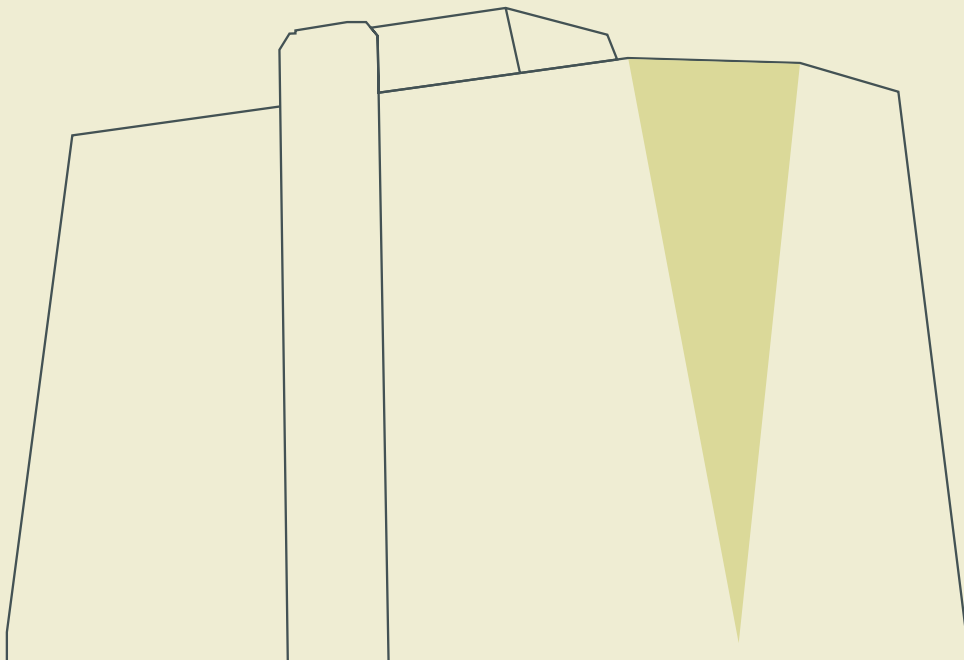
FLOOR 8



FLOOR 10

# PLACE CARILLON II

Floors	Suite	Size (sq. ft.)	Condition
1	100	15,059	Built-out
2	220	12,728	Built-out
3	300	16,883	Built-out
4	400	16,833	Built-out
5	500	16,140	Built-out
6	600	16,384	Built-out
7	700	16,616	Built-out
8	800	9,108	Built-out
8	812	5,887	Built-out
9	900	16,727	Built-out
10	1001	15,863	Built-out
11	1100	15,354	Base Building



14,500 sq. ft. up to 175,000 sq. ft.

## Single Tenant

Opportunity

### Upgrades



Elevator modernization



Washroom renovation



LED lighting



New rooftop generator (2024)



Brand new Vélo-Vestiaire at PC I

### Highlights



Prominent signage opportunity (building façade and podium)



Penthouse available



Ample multilevel parking available  
Ratio 3:1000 sq. ft.

### Rental details

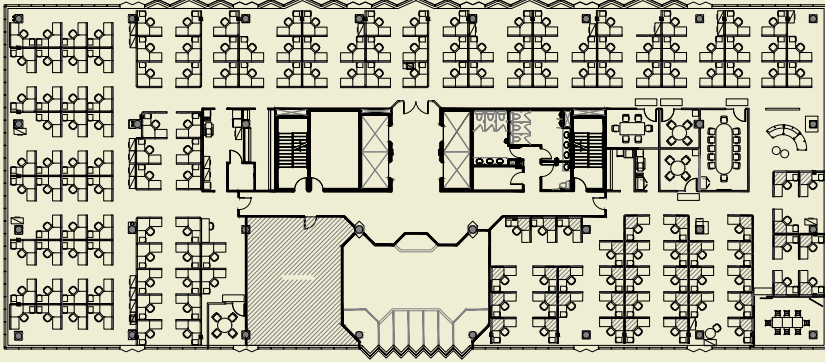
Net rent Please contact leasing agent

Additional rent \$21.76 (2024 est.)

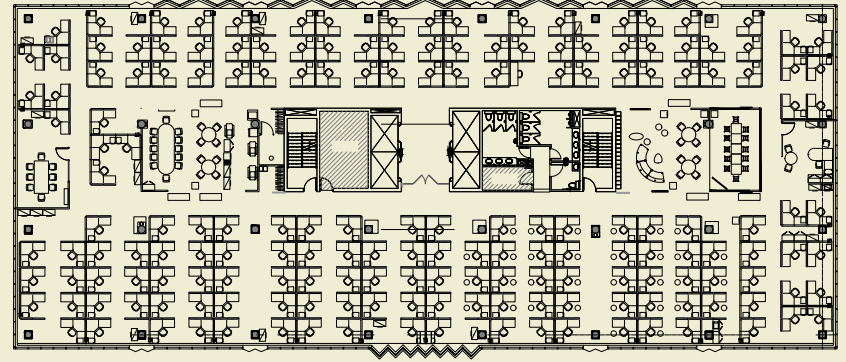
Cleaning & electricity Included

# FLOOR PLANS

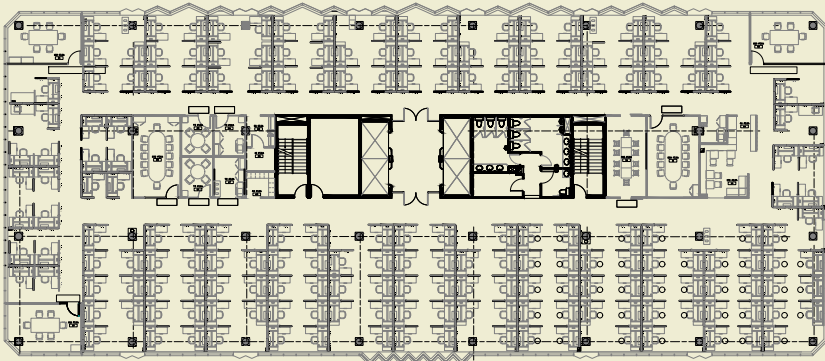
Furnished As Built - Potentially Divisible



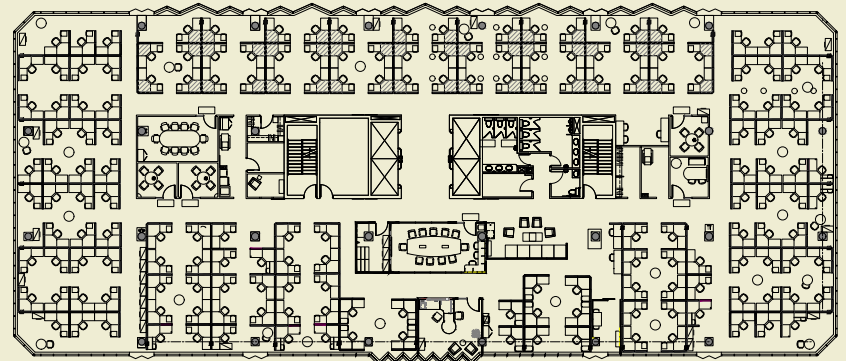
FLOOR 2



FLOOR 3



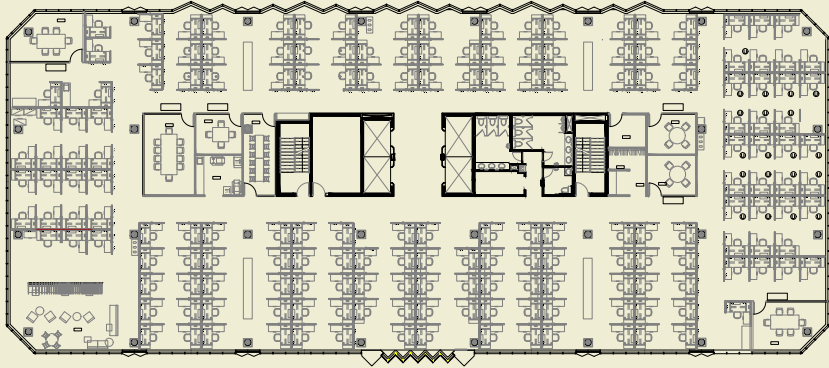
FLOOR 4



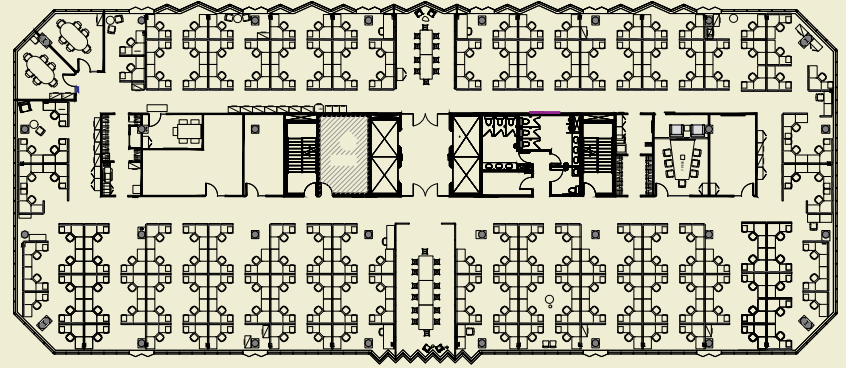
FLOOR 5

# FLOOR PLANS

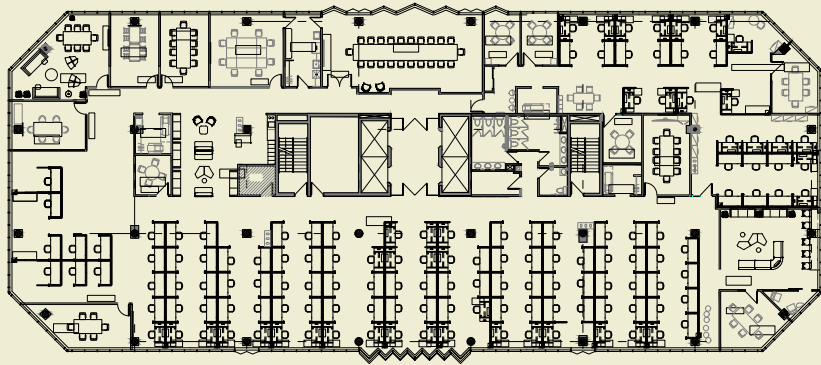
Furnished As Built - Potentially Divisible



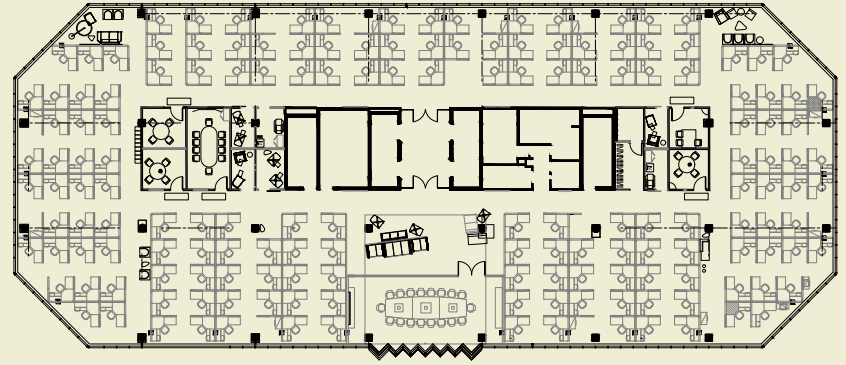
FLOOR 6



FLOOR 7



FLOOR 9



FLOOR 10

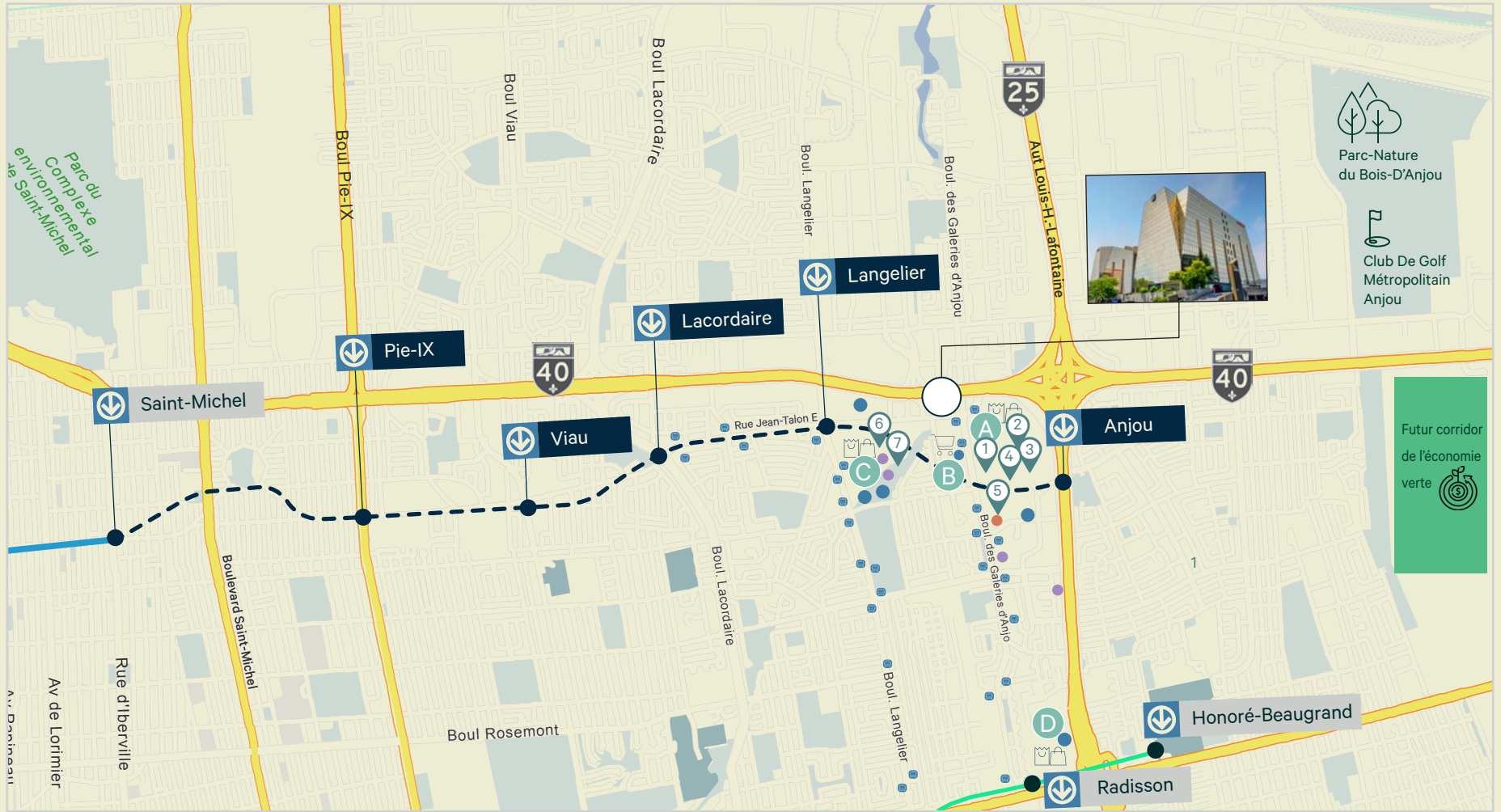








# LOCATION



**A** Galeries d'Anjou

**1** Restaurant Zibo (Galerie d'Anjou)

**5** Restaurant L'Académie

● Coffee Shop

--- Upcoming Metro Line

**B** Halles d'Anjou

**2** Industria Pizzeria + Bar (Galerie d'Anjou)

**6** Ottavio

● Supermarket

🚗 15 min. to Laval  
18 min. to YUL  
24 min. to Longueuil

**C** Carrefour Langelier

**3** Allô Mon Coco (Galerie d'Anjou)

**7** Restaurant Il Pazzesco

● Fast Food

🚌 STM Bus 44 - 2.9 km from Radisson  
Bus 33 - 3.2 km from Langelier  
Bus 141 - 3.4 km from Honoré-Beaugrand & Saint-Michel

**D** Place Versailles

**4** Bâton Rouge Grillhouse & Bar (Galerie d'Anjou)

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